

TOWN OF FORESTPORT FEE STRUCTURE (DRAFT 5/12/2020)

Subdivisions:

- Simple (2-3 lot) \$200.00 (escrow) + \$100 fee
- Minor (4 lot) \$300.00 (escrow) + \$150 fee
- Major (5 or more lots) \$1000.00 (escrow) + \$200 fee

Variance Hearing: \$100.00 (escrow) + \$50 fee

Public Hearing: \$100.00 (escrow) + \$50 fee

Fire Inspection

Assembly Areas/Commercial Space (one building):

Limit to 25 people \$100.00

Commercial Space (multiple buildings): \$250.00

Non-Profit - Town fee waived

Wireless Communications (cell tower): \$500.00

Building Permits:

- Residential New Construction/Modular:
 - Up to 1500 sq. ft. \$250.00
 - Every additional 500 sq. ft. is an additional \$50
- Mobile Homes: \$150.00
- Additions:
 - Up to 1500 sq. ft. \$250.00
 - Every additional 500 sq. ft. is an additional \$50
- Porch/Decks (open or covered): \$50.00
 - NOTE: ENCLOSED PORCHES CONSTITUTE AN ADDITION
- Sheds:
 - 120 sq. ft. - 600 sq. ft. \$40.00
- Garage/Pole Barn:
 - Up to 1500 sq. ft. \$150.00
 - Every additional 500 sq. ft. is an additional \$50
- Roof Restructure: \$50.00
- Demolition:
 - No rebuild \$25.00
 - Rebuild \$0.00
- Swimming Pool:
 - Above ground \$50.00
 - In ground \$150.00

- **Commercial Building:**
 - Up to 7500 sq. ft. \$500.00
 - Every additional 1000 sq. ft. is an additional \$100
- **Multi family Residence/Rental** \$300.00
- **Off Premise Signs** \$50.00
 - **Renewal** \$25.00
- **Solar Panels (depending on size)** \$50 - \$150

Septic Systems:

- **New Installation** \$80.00
- **Repair to existing system** \$50.00
- **Sanitary Privy:** \$50.00

***** ALL NEW SEPTIC SYSTEMS REQUIRE DESIGN PLANS PREPARED BY A LICENSED NYS ENGINEER, PER NYS DEPARTMENT OF HEALTH**

Addition = An extension or increase in floor area OR height of a building structure

Escrowed monies = escrowed monies shall be paid to the Town and held by the Town to be used pursuant to the fee structure. Any amounts unexpended shall be promptly returned to the applicant upon completion of the project and all certificates having been issued. If the escrowed amounts fail to cover the Town expenses, then the applicant shall be required to pay to the Town all amounts necessary to reimburse the Town for its actual expenses. No final permits/certificates will be issued until these sums are paid in full.

IMPORTANT – No building or septic is to be erected, installed, or repaired without first obtaining the proper permits. Buildings or septic systems erected, installed or repaired without permits will result in legal action taken by the Town.
NO EXCEPTIONS GIVEN

IMPORTANT – Section 10.1 – Permit Required – Site Review Law:

“No building shall be erected, move, structurally altered, added to, enlarged, or a change in its use effected, or a change in the use of a property and no excavation for any building shall be begun unless and until a Building Permit for such action has been issued by the Enforcement Officer.”

Individual projects will require separate permits with separate fees.

Codes Officer's Days and Hours of Operation

Tuesday – 9:00 – 1:00

Building permit and septic permit applications can be obtained by going to the Forestport Town Hall – Planning & Codes Department, 10275 Rt. 28, Forestport, NY, they can also be picked up outside the Town Clerk's office or you may visit the Town's website and print one out, www.townofforestport.org.

Code Enforcement Officer – 315-392-2801, ex 8

Planning board Secretary – Bonnie LeBuis – 315-392-2801 (ex 6)

June 1st – August 31st Tuesday and Friday – 9:00 – 2:00

Sept. 1st – May 31st Tuesday and Thursday – 9:00 – 2:00

Law, and the owner thereof owned no adjoining land which could be combined with said lot to meet the dimensional requirements.

ARTICLE 9 – SUPPLEMENTARY REGULATIONS

Section 9.1 – Signs

The following regulations shall apply to all signs:

- a. No sign or sign structure shall be erected, altered, displayed, or changed until a permit has been approved by the planning board, then issued by the Enforcement Officer.
- b. All signs must preserve and enhance the town as an esthetically attractive environment that promotes residential and business activities.
- c. Exemptions.

The following types of signs shall be exempt from the requirement of obtaining a permit subject to the terms and conditions contained herein:

1. Patriotic Flags. The flying of national, state and armed forces flags, provided that such flags shall not be used in such a way as to attract the attention of the public for commercial purposes.
2. Temporary political signs-put up no sooner than 60 days and must be removed 14 days after election.
3. Special event and temporary seasonal/holiday signs, provided that their removal shall take place within 7 days after the holiday/event. Maximum duration being 30 days.
4. Real estate signs.
5. Non-illuminated numerical address signs
6. Two banner sign announcing that a business is open.
7. Home Occupation sign limited to a maximum of two (2) square feet in area per sign face.
8. Town associations, Not for Profit (fire, fish & game, churches, snowmobile clubs etc.) historical monuments.

d. Prohibited Signs.

1. Off-premises signs are hereby determined to be non-conforming and are subject to Section 9.e.2, below.
2. Snipe signs.
3. Banner signs except as provided above.
4. Pennants.
5. Any sign that does not comply with the provisions of these regulations.

e. Signs Permitted and Regulated

Commercial and industrial use signs

1. Each commercial and/or industrial use site shall be permitted a freestanding, wall sign and off premise sign, provided however, the total area of square feet of all permitted signs shall not exceed ninety-six (96) square feet:

Freestanding signs:

- a. Freestanding signs are not to exceed two (2) sides and are not to exceed thirty two (32) square feet per sign face;
- b. Wording shall be limited to the identified establishment, its principal purpose or service;
- c. No sign may project into the right-of-way or violate the sight triangle.
- d. Signs that have flashing or moving parts shall be approved by the Planning Board.

Wall signs:

- a. Wording shall be limited to the identified establishment, its principal purpose or service;
- b. Signs that have flashing or moving parts shall be approved by the Planning Board.

Off Premise signs:

- a. Off-premises signs are hereby determined to be non-conforming and are subject to Section 9.1.d,
- b. Wording shall be limited to the identified establishment, its principal purpose or service.
- c. No sign may project into the right -of -way or violate the sight triangle.
- d. Signs that have flashing or moving parts shall be approved by the Planning Board.
- e. Size of sign should be regulated as in 9.1 d and shall not exceed the 96 sq. ft. of all off premise signs.
- f. Signs should be placed within 10 miles of the establishment to which they relate and spaced no closer than ½ mile or the closest intersection.
- g. The applicant may appeal to the Town Board in unique circumstances, for the authority to exceed the total area limitation

Temporary political signs.

1. Temporary political signs shall not exceed two (2) sides and are not to exceed 16 square feet per sign face, 32 square feet in total.

Directional signs.

1. No sign shall project into the public right-of-way;
2. Signs that have flashing lights or moving parts shall be approved by the Planning Board;

3. Directional signs shall not exceed two (2) sides and are not to exceed 16 square feet per sign face, 32 square feet in total.

f. Non Conforming Signs.

Signs or sign structures existing as of the date of adoption of these regulations may continue and shall be governed by the following regulations;

1. A sign existing within the Town on or before the effective date of these regulations which, because of its height, square foot area, location or other characteristic, does not conform to these regulations is hereby declared to be a nonconforming sign.
 - a. A nonconforming sign under this subsection must be removed within 90 days of the receipt of a citation by the Enforcement Official if the sign or its structure are no longer structurally sound or identify a use that no longer exists. Should a sign be replaced for any purpose, the new sign must meet the requirements of Section 9.1.
 - b. Non-conforming signs as provided in e.1 above that remain structurally sound and continue to identify an existing use are determined to be legal and non-conforming.
2. Prohibited signs as provided in subsection 9.c.1 above existing as of the date of adoption of these regulations may continue and shall be governed by the following regulations;
 - a. A nonconforming sign under this subsection must be removed on or before the expiration of 2 years of the effective date of this regulation.
 - b. Snipe signs, mobile signs and banner signs, except as provided in Section b.8 above, are hereby determined to be a public nuisance and are to

be removed upon the adoption of this regulation.

- c. Non-conforming illegal signs must be removed and are subject to violations and penalties, see Section 10.4.

All signs are permitted at the discretion of the Planning Board. A variance may be filed with the Town Board.

Section 9.2 – Disposal of Solid Waste

A. General Requirements:

1. No site or facility for the management of solid waste shall be established or permitted hereafter that does not meet the design and operation requirements of 6 NYCRR Part 360, Solid Waste Management Facilities.
2. Prior to the establishment of any solid waste management facility, as defined herein, the owner/operator of such a use must obtain site plan approval from the Town Planning Board.
3. No solid waste management facility shall be sited within 1,000 feet of any existing residential structure, school, hospital, church or similar type of use.

Section 9.3 – Establishment of a Junkyard

A. General Requirements: